

**JERSEY CITY BOARD OF ADJUSTMENT  
PUBLIC NOTICE/LEGAL AD**

Please be advised the following items will be heard at the next Regular Meeting of the Jersey City Board of Adjustment, scheduled for **Thursday, September 17, 2015 at 6:30 p.m.**, in the **Council Chambers of City Hall, 280 Grove Street, Jersey City, NJ .**

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business:
7. Requests for Adjournment

***Order of applications is subject to change.***

8. Case: Z15-011 Preliminary and Final Major Site Plan  
Applicant: J.V.J. Enterprises, LLC  
Address: 414-416 First Street  
Attorney: James J. Burke, Esq  
Block: 11007 Lot: 13  
Zone: R-1, One and Two Family Housing District  
For: Preliminary and Final major site plan approval to construct a 5-story, 6-unit building with 2 onsite parking spaces  
“c” Variance: Minimum lot depth, Parking space dimensions, Tandem Parking spaces  
“d” Variance: Use, Height

**Adjourned to October 15, 2015 meeting**

9. Case: Z15-035 Minor Subdivision  
Applicant: Frank Peraza  
Address: 9-17 Gautier Avenue and 178 Kensington Avenue  
Attorney: Charles J. Harrington, III, Esq  
Block: 16203 Lot: 1, 2, 3 and 9.01  
Zone: R-1, One and Two Family Housing District  
For: The consolidation of lots 1, 2, 3, and 8, and the subdivision to create two oversized lots 9.01 and 9.02.

**Carried from August 20, 2015 meeting**

10. Case: Z15-019 Preliminary and Final Major Site Plan  
Applicant: Frank Peraza  
Address: 9-17 Gautier Avenue and 178 Kensington Avenue  
Attorney: Charles J. Harrington, III, Esq  
Block: 16203 Lot: 9.01 and 9.02  
Zone: R-1, One and Two Family Housing District  
For: Preliminary and Final major site plan approval for the conversion of an existing convent into a multi-unit building that will consist of 2 phases:  
Phase I – Conversion of an existing 4-story convent into 16 units and 41 onsite parking spaces on an adjacent surface parking lot  
Phase II – Construction of a 5-story, 54-unit building on the adjacent surface parking lot that will have 85 interior parking spaces  
“c” Variances: Parking aisle width, Minimum parking space dimensions  
“d” Variances: Use, Height

**Carried from August 20, 2015**

11. Case: Z15-040 Preliminary and Final Major Site Plan  
Applicant: 7-Eleven, Inc  
Address: 2380 Kennedy Boulevard and 180 Clinton Avenue  
Attorney: Jason R. Tuvel, Esq  
Block: 18404 Lot: 1 and 34  
Zone: R-1, One and Two Family Housing District  
For: Conversion of an existing Auto Repair store that includes the demolition of the two-story office, to a 7-11 retail store. This includes improvements to the parking, landscaping, and site designs.  
“c” Variances: Minimum parking aisle width  
“d” Variances: Use

12. MEMORIALIZATION OF RESOLUTIONS

13. Executive Session, as needed, to discuss litigation, personnel, or other matters.

**Brian P. Loughlin, BOARD OF ADJUSTMENT CHAIRPERSON**